

McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
MINUTES FOR 23 MAY 2013 MEETING

McKENZIE MUNICIPAL COMPLEX @ 4:30 PM

- I. Call to Order
- II. Roll Call / Establishment of a Quorum
MMRPC: Jill Holland, Mayor, Ken Mitchum, Lisa Norris, Secretary; Garlon Prewitt, Keith Priestley, Vice-Chair; Dean Robb, Chair; Jessie Townes, Council Liaison.
Other: Brenda Berryman, Office Staff; Cliff Wheelock, Codes Enforcement Officer and Mark Jones.
Media: Banner _____, News Leader _____
- Members of Planning Commission absent Chairman Dean Robb and Secretary Lisa Norris.
- III. Approval of May 23, 2013 Agenda
Motion by: Jessie Townes, Second by: Ken Mitchum. Motion passed.
- IV. Reading and Approval of the April 25, 2013 Minutes
Motion by: Mayor Holland, Second by: Jessie Townes, Passed with one modification;
Under VIII – Other Business – B. Any other properly presented business. One non-agenda item:
Mr. Doug Johnson petitioned the Commission as to rezoning of Parcels on Woods Lane
- V. Mayor's Report by Mayor Jill Holland - nothing at this time.
- VI. Economic Development Report by Jennifer Waldrup - Postpone till next month.
- VII. Old Business
- A. Review of the Steven Sherwood Property Subdivision / Combination Plat
Mr. Samuel K. Carrell, RLS has submitted a plat for Steven Sherwood to both combine and subdivide the property. Analysis by Regional Planner Shelton Merrell is that Tax Parcel 002.02 (Lot 1) will contain the existing residence only. Tax Parcel 002.03 (Lot 2) will contain the dance studio and vacant lot.
Motion by: Mayor Holland, Second by: Jessie Townes. Motion Passed.
- B. Review of the Steven Sherwood Rezoning Application for Properties located along Grandberry Street.
Mr. Sherwood has resubmitted a property zoning reclassification application in order to have property located behind Grandberry Street rezoned to B-2 (Highway Business). Staff recommends the McKenzie Regional Planning Commission to send the McKenzie Board of Mayor and Council a positive recommendation regarding the aforementioned request subject to the approval of the Steven Sherwood Subdivision/ Combination Plat.
Motion by: Garlon Prewitt, Second by: Jessie Townes. Motion passed.
- C. Review of the Ordinance to amend Chapter 11 of the Zoning Ordinance of McKenzie, Tennessee to incorporate provisions for Neighborhood Conservation Districts.
Background information was presented by Regional Planner Shelton Merrell. After a lengthy discussion, it was suggested that this matter be tabled to give the commission as well as Dan Brown, TN State CLG and City Attorney, Laura Keeton time to review.
Motion by: Mayor Holland, Second by: Ken Mitchum. Motion passed.

D. Any other properly presented old business

Vice-Chair Priestley mentioned that in our May meeting it was unclear as to the status of LuLu Belles Florist on Cedar Street. Mr. Priestley stated that he spoke with the father-in-law of Mr. Browning (owner of lot) and he stated the lot is now for sale. They have decided not to build on this lot due to certain set backs. Therefore, LuLu Belles has now purchased the former Trading Center building. This issue can now be removed from our agenda.

VIII. New Business

A. Review of the Family Dollar Site Plan

After much discussion of the property, Vice-Chair Priestley suggested we have Mr. Wheelock and Mr. Jones work with the site plan originator(s) to obtain signed plans with the required certification stamp and the retail sales area data for the number of parking spaces; would that be acceptable to Commission? Response was yes. So, motion to approve these plans subject to submission of the site plan as corrected, i.e., signed plans with the required certification stamp and the retail sales area data for the number of parking spaces.

Motion by: Mayor Holland, Second by: Garlon Prewitt. Motion passed.

B. Review of the Doug Johnson Rezoning Application for properties located on Old McKenzie Road. Regional Planner Shelton Merrell updated the commission on these properties requesting the change of zoning to R-1 (Low Density Residential). Staff recommends the planning commission to send the McKenzie Board of Mayor and Council a positive recommendation in favor of rezoning Tax Parcels 069.00, 069.01, and 070.00 Carroll County Tax Map 017 from P-B (Planned Business) to R-1 (Low Density Residential).

Motion by: Garlon Prewitt, Second by: Mayor Holland. Motion passed.

C. Review of the Clay Dillahunt Property Subdivision Plat

Regional Planner Shelton Merrell updated the commission on the minor plat submitted by Mr. Andrew Stokes, of Stokes Surveying LLC for Mr. William C. Dillahunt in order to subdivide property located on U.S. Highway 79 (Highland Drive). The property is zoned B-2 (Highway Business) and is further described as Tax Parcel 017.03, Carroll County Tax Map 011.

The plat did not depict the certification of approval and installation of water and sewer systems or a note stating the amount of sufficient financial surety to insure completion of all required improvements signed by the McKenzie Water Department.

Motion was made to table this matter to allow Mr. Stokes time to prepare a revised plat to be presented at a called meeting.

Motion by: Mayor Holland, Second by: Jessie Townes. Motion passed.

IX. Other Business

A. Review of the proposed Yard Sale Ordinance requested by the City of McKenzie

Much discussion as to this matter ended with a motion to send this matter to Design Committee for review.

Motion by: Mayor Holland, Second by: Ken Mitchum. Motion passed.

B. Any properly presented other business

Shelton Merrell reminded the commission about continuing education training. There will be a class on Friday, June 14, 2013 from 9:00 am to 1:00 pm at the Southwest TN Development District office located at 102 E. College Street, Jackson, TN Cost is \$15.00.

C. A request for commission to handle minutes of Planning Commission meetings in the future. We will address at agenda meeting on June 13.

D. Meeting Dates & Adjournment

Agenda & Regular Meeting Schedule Dates

Agenda Thursday, June 13, 2013 at 2:30 PM

Monthly Thursday, June 27, 2013 at 4:30 PM

X. Adjournment

Motion by: Mayor Holland, Second by: Jessie Townes. Motion passed.

Time: 5:40 pm